



Greenfields, 32 Exchequer Avenue

Spacious Residence with Attached Self-Contained Granny Flat!

Exciting Opportunity!

Welcome to 32 Exchequer Avenue, a four bedroom, three bathroom home with multiple living spaces. This home offers the ultimate in versatility and convenience. This exceptional property features a self-contained granny flat seamlessly integrated under the main roof, providing a perfect solution for extended family living, guest accommodation, or even potential rental income. With its own private entrance and amenities, including a kitchenette and bathroom facilities, the granny flat offers autonomy while still being connected to the main living areas of the home. Whether you're looking for added space for family members, a home office, or an opportunity for additional income, this unique feature adds immense value and flexibility to your lifestyle. Experience the convenience and comfort of dual living under one roof in this remarkable property.

4  3  2 

For Sale
\$650,000

View
ljhooker.com.au/4PDSFF2

Contact
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LJ Hooker Mandurah
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The front wing welcomes you with a generous lounge area and a master king-size bedroom complete with an ensuite and walk-in robe. Meanwhile, the main open-plan living area boasts a well-equipped kitchen, ideal for culinary enthusiasts, and opens to a spacious patio and lawned area, perfect for entertaining.

The central living area conveniently connects to two minor bedrooms, a large laundry area with a shower, and a separate toilet, creating a distinct living space while still sharing the kitchen with the front wing.

Additional features include a double garage with rear access, paved off-street parking, and low-maintenance gardens both front and rear. Don't miss out on the opportunity to make this versatile property your new home!

Property Features Include:

- 4 Bedrooms
- 3 Bathrooms
- Multiple living for great separation
- Split system air-conditioning
- Double garage with roller door
- Self-contained under roof garage
- Good-size rooms
- Garden Shed
- 2 x large patios

Things to know:

- Council Fees \$2,186.00
- Water Rates \$1,524.56
- Tenanted until Feb 2025 at \$600 p/w. 6 monthly 20% rent review written into contract.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Nav Vaughan and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.



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More About this Property

Property ID	4PDSFF2
Property Type	House
House Size	186 m ²
Land Area	741 m ²
Including	Air Conditioning Toilets (3) Dishwasher Built-in-Robes

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